



Planning Commission Meeting

**El Camino Real Specific
Plan – Study Session**

April 10, 2019



El Camino Real Specific Plan

Status Update Purpose

Update on the progress of the El Camino Real Specific Plan process and present the information that will be used to commence the environmental review (CEQA) process.

Agenda:

1. City Council Study Session
2. Project Overview
3. Land Use Diagram
4. Neighborhood Transitions
5. Community Benefits
6. Transportation Network
7. Next Steps



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City Council Study Session Summary

February 5, 2019

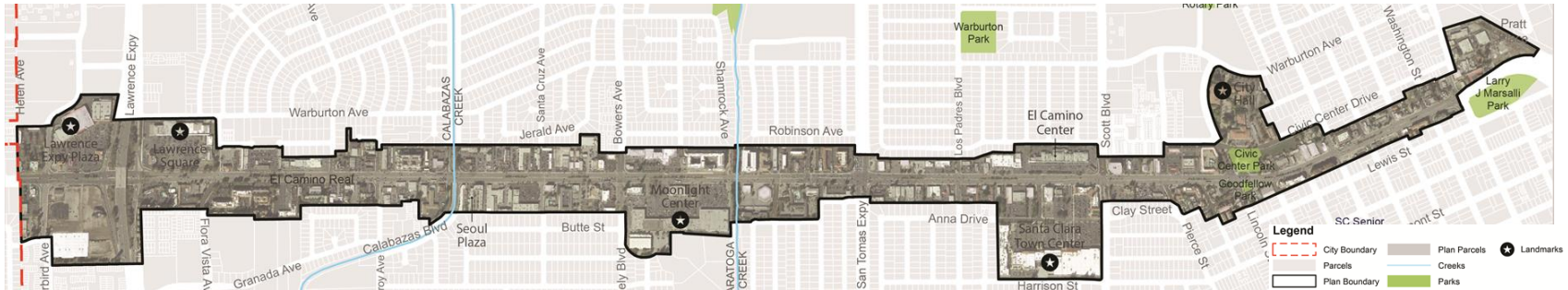
- 34 members of the community spoke, expressing diverse concerns and interests on density and roadway options.
- Supportive comments for removal of on-street parking, new bike lane and bus boarding island (Alternative 2A).
- City Council request for staff to provide information regarding the work and costs required to study right-of-way design Alternative 3A.
- Study more residential units in the Environmental Impact Report.



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Planning Process Objectives

- Refine and implement the 2035 General Plan vision for the area.
- Create goals, policies, and design standards.
- Address required specific plan topics such as land use, transportation, and infrastructure.



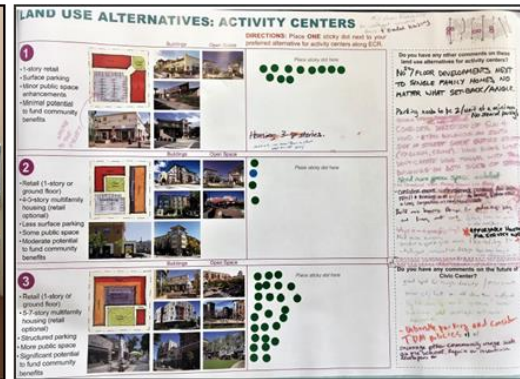
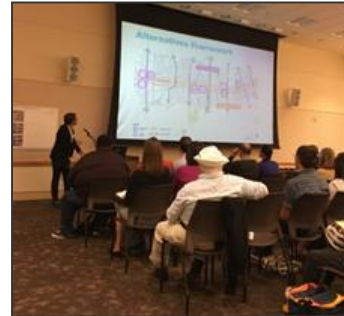


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Community Outreach

September 2017 to December 2018:

- 3 Community Workshops
- 5 Pop-Up Events
- 2 Online Surveys
- 5 Community Advisory Committee (CAC) Meetings





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Land Use Framework





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Draft Land Use Plan





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Draft Land Use Designations

Regional Commercial

- Commercial Required: 0.20 FAR
- Residential: 55-100 DU/AC
- Building Height: up to 6 Stories

Community Mixed Use

- Commercial Allowed, Not Required
- Residential: 45-65 DU/AC
- Building Height: up to 5 Stories

Medium Density Residential

- Residential Emphasis; Commercial Allowed
- Residential: 16-45 DU/AC
- Building Height: up to 4 Stories





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Draft Land Use Plan

The draft Land Use Plan could accommodate:

	Residential Units	Commercial Square Feet
Draft Land Use Plan Capacity*	6,677	425,229
Pending Development Applications	327	32,306
Total	7,004	457,535

* The General Plan currently identifies capacity to build 2,274 units within the El Camino Real Focus Area, of which 1,142 units have been approved and/or built. A maximum of 4,403 units would be added through the draft Land Use Plan.



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Community Advisory Committee Feedback

- Draft Land Use Plan presented for CAC feedback at their December 2018 meeting.
 - Supported draft with the exception of Mariani Inn site.
 - Require more ground floor commercial somewhere between Lincoln Street and Lafayette Street and at Calabazas Boulevard.



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Neighborhood Transitions



Legend

	City Boundary		Plan Parcels		Directly abuts a single-family residential parcel
	Parcels		Creeks		Across the street from a single-family residential parcel
	Plan Boundary		Parks		Directly abuts or across the street from a multi-family residential parcel

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Neighborhood Transitions

- Standards for development directly abutting residential parcels

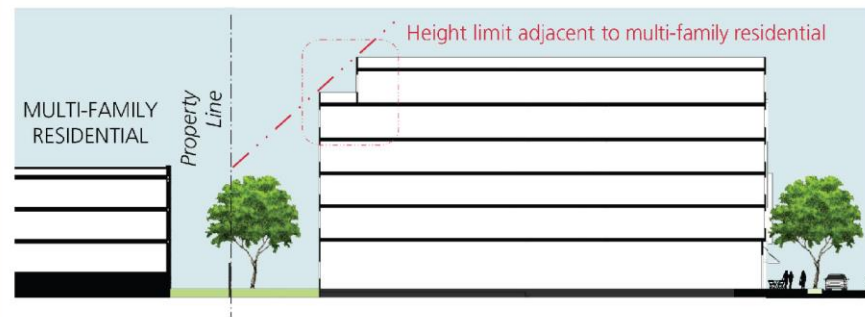
DIRECTLY ABUTTING SINGLE-FAMILY RESIDENTIAL

Maximum height adjacent to residential



ABUTTING/ACROSS FROM MULTI-FAMILY RESIDENTIAL

Maximum height across residential street



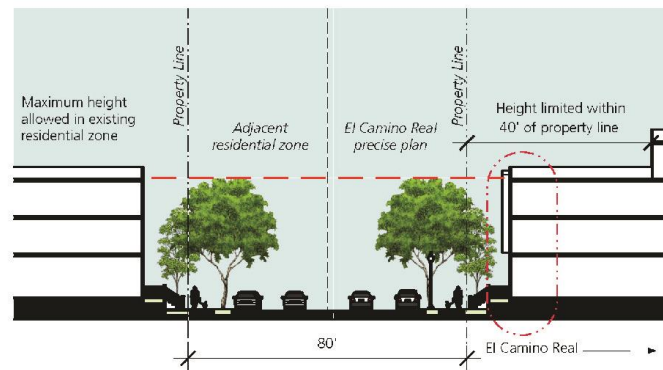
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Neighborhood Transitions

- Standards for development directly across the street from residential parcels

ACROSS THE STREET FROM RESIDENTIAL

Maximum height across residential street





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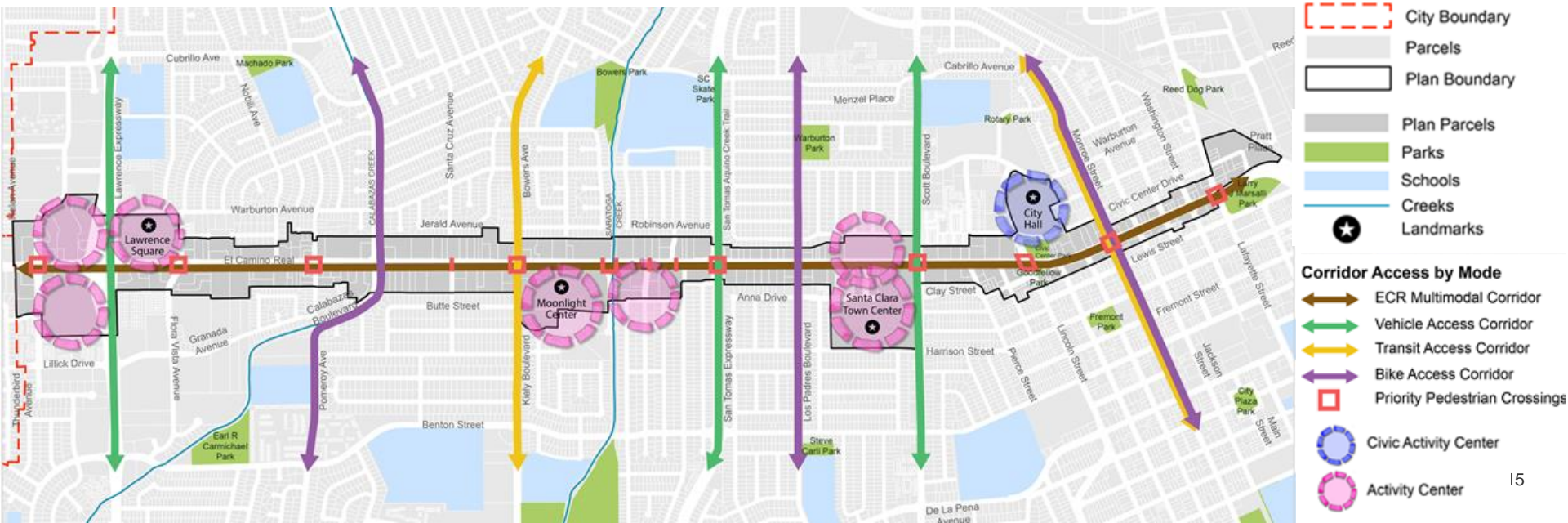
Community Benefits

- Developer provides additional community benefits in exchange for additional development value, such as:
 - an increase in residential density
 - residential development with no commercial requirement
- Explore this implementation strategy as an option, and engage with the CAC as a next step.



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Transportation Network

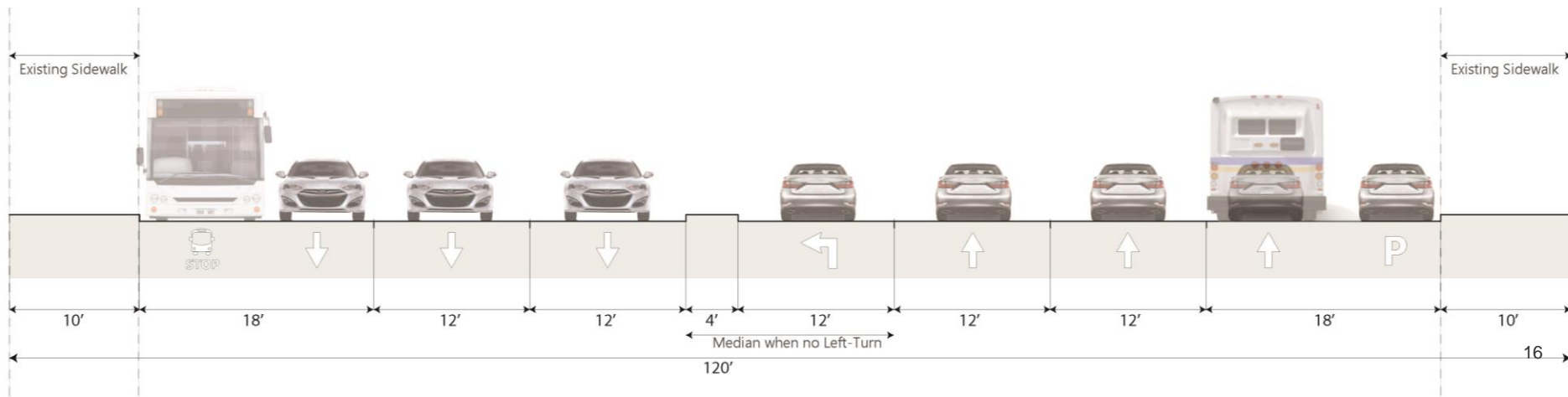




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Existing Right-of-Way

- 3 travel lanes with left-turn lane, on-street parking and bus boarding





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Outreach Summary

Desired Streetscape Outcomes

- Landscaping and Street Trees
- More Walkable Environment
- Better Mobility and Connections
- Pedestrian Safety





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Outreach Summary

Desired Streetscape Outcomes

- More Transportation Options – Bicycle Facilities
- Vehicle Circulation
- Parking
- Beautification





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Community Outreach Summary

Desired Right-of-Way Outcomes

- Workshops #2 and #3, Online Survey #2, Art & Wine Festival:
 - Mixed support for removal of parking or travel lanes to improve bicycle and transit facilities.
- Community Advisory Committee:
 - General consensus support for Alternative 2A



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Community Outreach Summary

Desired Right-of-Way Outcomes

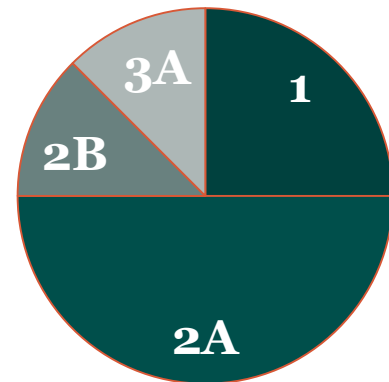
1 : Existing conditions

2A : Remove on-street parking, protected bike lane, bus boarding island

2B : Remove on-street parking, bike lane, bus pull-out

3A : Remove travel lane(s), widen center median and sidewalks, add bulb outs

R-O-W Alternatives





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R-O-W Alternatives

2A

Remove on-street parking to accommodate buffered bike lane with bus boarding island.

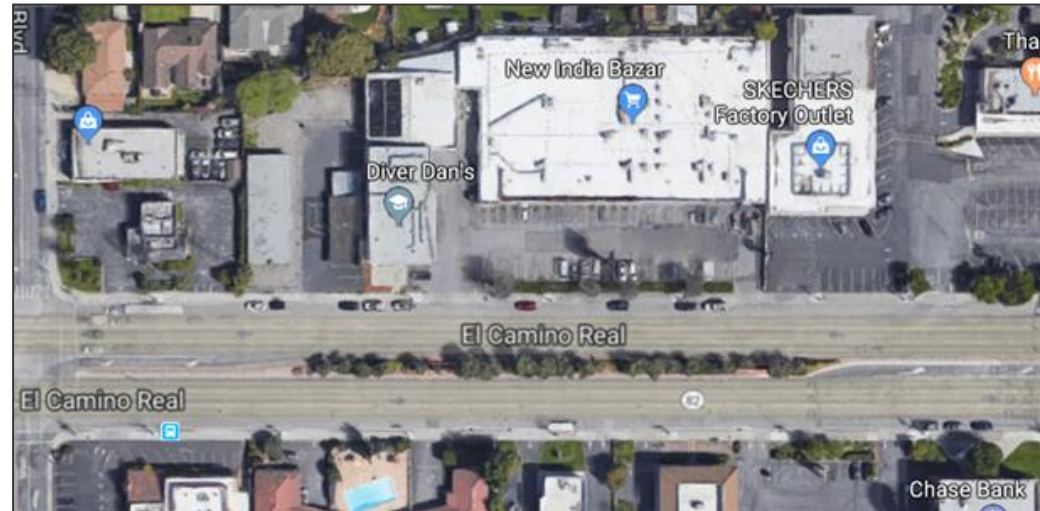




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Parking Survey – Preliminary Outcomes

- 446 on-street parking spaces along El Camino Real
- On average 31% of on-street parking spaces are utilized
- Some properties do not have enough on-site parking to meet their overall needs





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Parking Survey – Preliminary Outcomes



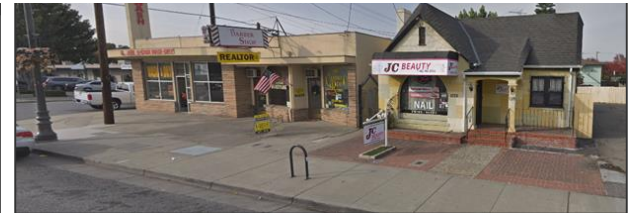
Diver Dan's



Grand Prix Power Sports



Wash & Dry; Salon; Realty; SC Montessori





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Parking Survey – Preliminary Outcomes

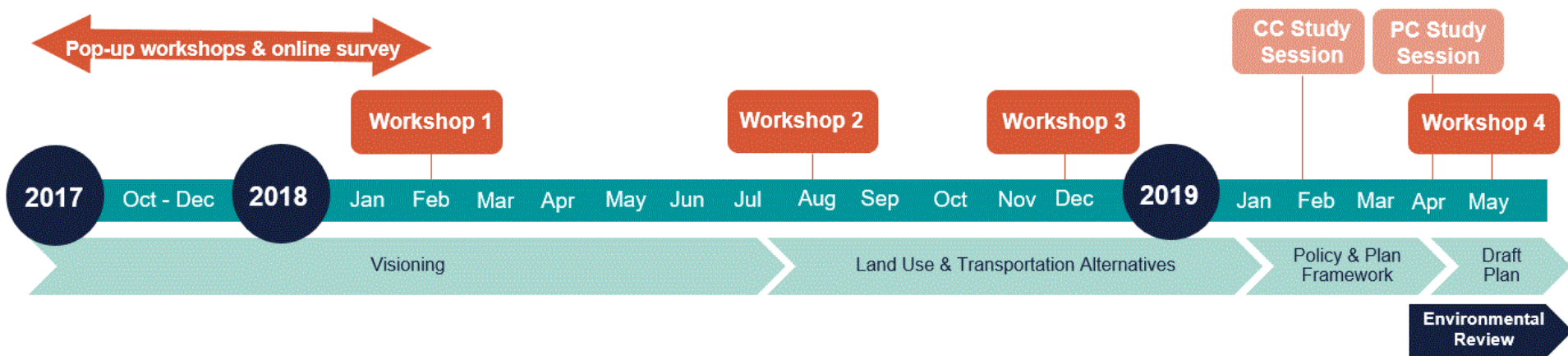
- Implementation of a bike lane:
 - Require the removal of parking spaces
 - Likely to be phased
 - Modifications of the curb to curb would require Caltrans approval





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Project Timeline – Next Steps





Planning Commission Meeting

**El Camino Real Specific
Plan - Status Update**

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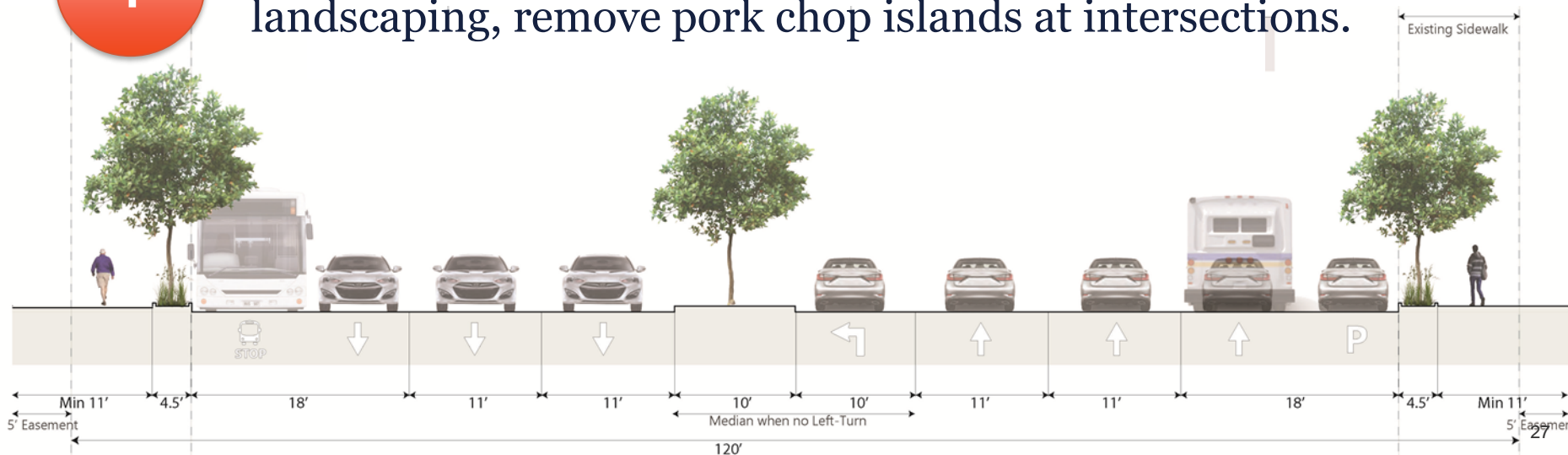


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R-O-W Alternatives

1

Minor modifications: widen median, narrow traffic lanes, add landscaping, remove pork chop islands at intersections.





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R-O-W Alternatives

2B

Remove on-street parking to accommodate a bike lane with bus pull-out

